Estes Valley Building Height

Revision Date: January 2012

OVERVIEW

This handout describes building height limits and how to calculate building height.

On flat land, the maximum allowed building height is 30 feet, measured from original natural grade.

On sloped land, building height can exceed 30 feet on the "downhill side" of a building.

In no case can building height exceed 40 feet.

SURVEYOR CERTIFICATE

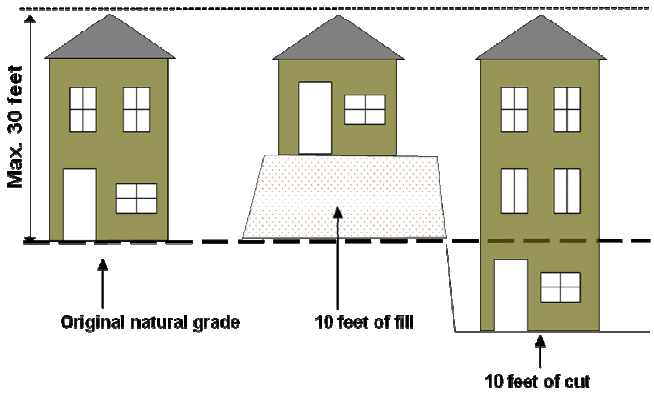
Buildings 25 feet or taller require a surveyor verify structure height. This is a two-step process: (1) Verify foundation height, and (2) Verify roof height at rough framing inspection. See "Surveyor Certificate" handout.

MAXIMUM BUILDING HEIGHT

Building height is measured from original natural grade.

If a building is placed on 10 feet of fill material, the building itself cannot exceed 20 feet.

If a building is placed in 10 feet of cut, the building can be 40 feet tall.

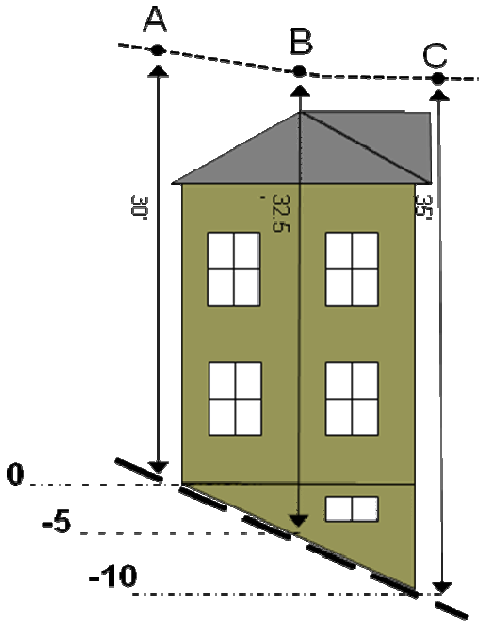


SLOPED LAND

On sloped land, buildings can exceed thirty feet in height (see Estes Valley Development Code Section 1.9.E).

Measurements are taken at all roof ridgelines. No point on the ridgeline can exceed the maximum allowed height.

In this example, measurements are taken at three points: A, B, and C (graphic not to scale):



Point	Calculation	Allowed Height
A	N/A	30'
B	30' + (½ of 5')	32.5'
C	30' + (½ of 10')	35'

Note: This information was summarized from Estes Valley Development Code Section 1.9.E *Height*. These regulations can be found at www.estes.org

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